



STAFF RECOMMENDATION

TO: Historic Preservation Commission

FROM: Robin D. Ziek, Historic Preservation Planner

SUBJECT: Evaluation of Historic Significance to Rockville
224 Elizabeth Avenue

DESCRIPTION: H.L. England's 2nd Addition to Lincoln Park, Block 6, Lot 29

OWNER: Iglesia De Dios (Pastor Rodriquez)
[CEM Design Craig Moloney, Owner's Agent]

STAFF RECOMMENDATION: Based on an assessment of the history and architecture of the site, Staff finds that this property does not meet the adopted Rockville criteria for a local historic district.

Architectural Significance

This original three-bay, one-story home is considered a vernacular mid-20th century wood frame house. A center door is flanked with paired windows. Each pair has a single fixed shutter with three panels for decoration. Additions include an in the northwest corner, the full-width front porch replacement, and the rear porch. The windows have been replaced. The house has aluminum siding, and asphalt shingle roofing. The house is not a good example of its type, lacking integrity.

Cultural and Social Significance

The property is associated with the African-American community of Lincoln Park, and was built within the Period of Significance for Lincoln Park, which was defined as ending when Segregation was ended.

Archeological resources: Low potential

The lot was sold by the original developer 20 years after the subdivision was recorded. The ground has poor drainage, and the likelihood of earlier remains is low.

Deed Research:

1926 subdivision platted

1946: Suburban Properties, Inc. to Jack Ernest Hall (999/492)

1954: Jack E. Hall to Letha Evans Payton (1935/65)

1959: Letha E. Payton to Robert L. Snowden (2661/116)

1963: Robert L. Snowden to Rupert G. Curry (3089/103)

1966 Rupert G. Curry to Charles H. Edmunds (3535/36)

1977 Charles Edmunds to Viola Betty Ann Edmunds/Joint Tenants (4992/484)

1995 Viola Betty Ann Edmunds to Associated Financial Services (13931/510)

1996: Associated Financial Services to Torrance Dawkins (13986/468)

2004: Torrance Dawkins to Ana Alvarez (28575/628)

2007: Ana Alvarez to Ayantika Sen (33621/754)

2008: Ayantika Sen to US Bank National Association Trust (36027/360)

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S
Elevation,
Front



S & W
Elevations,
Front and
left side



N & W
Elevations,
Rear and
left side



Adjacent property, to the west



Confronting property



Adjacent Church – Iglesia De Dios, owner of property



Adjacent parking lot for Iglesia De Dios, looking west to 224 Elizabeth Avenue

**CITY OF ROCKVILLE
HISTORIC DISTRICT DESIGNATION CRITERIA**

224 Elizabeth Avenue

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

A. Is the site of a significant historic event.

No, this is not the site of a significant event.

B. Is identified with a person or a group of persons who influenced society.

No, this is not identified with a person or group who influenced society.

C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in Management Plan)

No, this property is only one of many of mid-20th century homes built in the City of Rockville, and in Lincoln Park specifically.

D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

No, the property does not convey the story of Lincoln Park on a single-site basis.

II. Architectural and design significance:

A. Embodies the distinctive characteristics of a type, period or method of construction.

No, the building is not a prototypical example of its type.

B. Represents the work of a master.

No.

C. Possesses high artistic values.

No.

April 16, 2009

- D. Represents a significant and distinguishable entity whose components may lack individual distinction.

The Lincoln Park Conservation District provides new standards for new construction, and identified contributing and non-contributing resources on the basis of construction date only. In consideration of this as a single-site historic district, this criterion is not applicable.

- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

No. There is nothing singular about the house or the landscape.

III. Structural Integrity:

Not applicable because the site doesn't meet any of the criteria for significance.

"Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

If the site is found to meet one or more criteria and possesses sufficient integrity, it is eligible to be recommended to the Mayor and Council as a potential historic district or landmark site. Determine the level of site significance and list the applicable criteria for the recommendation.

IV. Level of site significance: (Check those that apply)

Not applicable because the site doesn't meet any of the criteria for significance

Local:

State

National: